

**AUGUST 26, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 5:30 p.m.

Present: Chris Lund, Jim Burdick, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

Excused: Paul Davis

Also present: City Administrator Ramona Flanigan and citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, August 23, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

MINUTES: A Ron Webb/Jim Burdick motion to approve the July 31, 2024 Plan Commission meeting minutes passed, all voted in favor.

CONCEPT SUBDIVISION PLAN FOR 701 NEWVILLE ST: Foursight Development Group presented plans for a 69- acre development on Newville St. A portion of this parcel is in an environmental corridor due to steep slopes, woodland, and wetlands. The developer is proposing 29 single family lots; 7 duplexes; and two 8-unit multifamily structures. The duplexes would back up to Newville Street. The 8 unit buildings would back up to a large industrial building.

This parcel does not include parkland. The Comp Plan does recommend that parkland be dedicated with this subdivision. Stormwater is planned for the area near the end of the cul-de-sac in the NW corner of the site and in the environmental corridor. Water mains will need to be installed in the west street connected to Newville St.

Jim Kapellen stated he would like to see 2 less duplexes and more single-family parcels. This would align more closely with the ratios set in the Comp Plan.

Theran Springstead was concerned with the parking on the proposed road if all the duplexes have driveways facing the road. This would allow parking on only one side of the road. With the streets being built narrower, it could cause issues. He suggested having some of the driveways face Newville Street instead.

The location of the park will also need to be an important consideration. Ideally, the park should be located in a centrally to make it accessible for surrounding development.

The Commission requested the Developer submit another concept plan with some suggested changes to the number of duplexes and single-family lots to see if the ratios could get closer to the current comp plan guidelines.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by David and DeEtta Shanklin Revocable Trust for approval of a conditional use permit to allow the construction of a fence taller than allowed by the ordinance for the parcel located at 1 Head St.

Flanigan stated the petitioner would like to construct a fence at 1 Head St. The petitioner would like to build a 6' fence in the front yard. City ordinances limit fences in the front yard to no taller than 4'. The proposed fence will also be a solid fence. The Plan Commission does not have authority to rule on the opacity of the fence.

David Shanklin, 1 Head St, presented letters from medical personnel describing a medical condition of a family member, which justifies the reasons why the fence is needed.

Nick Lowe, 3 Head St, spoke against the construction of the fence. He feels the current ordinance is adequate to promote the beautification of the existing neighborhood. He stated the fence part that is adjacent to his property is currently proposed to be built on the property line. He stated his kitchen is on that side of the house. With the elevation of his house, he would have a direct sight of the back yard of the petitioner's property. He is suggesting building that portion of the fence back approximately 25' giving them more privacy in their yard.

Larry Witzel, 7 Head St, feels this fence is a bad fit for the neighborhood.

Hearing no further comments, Mayor Chris Lund closed the public hearing.

CONSIDER REQUEST BY DAVID AND DEETTA SHANKLIN REVOCABLE TRUST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A FENCE TALLER THAN ALLOWED BY ORDINANCE FOR THE PARCEL LOCATED AT 1 HEAD ST: Jim Kapellen/Ron Webb moved to approve a conditional use permit for David & DeEtta Shanklin Revocable trust for construction of a fence taller than allowed by the ordinance for the parcel located at 1 Head St with the following conditions and findings:

Conditions:

1. The fence is no taller than 6' and not closer to the front property line than 6';
2. The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas;
3. The fence shall be screeded on its external side with adequate plants so as to maintain an attractive appearance to said side.

Findings:

1. The proposed conditional use, with the above conditions, is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 450-16 D(3)(b).
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 450-16 D(3)(c).
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 450-16 D(3)(d).
4. The proposed conditional use will not impose undue burdens on facilities serving the property, per Section 460-16 D (3)(e).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use. 450-16 D(3)(f).

The motion failed on a 3/3 roll call vote.

EXTRATERRITORIAL LAND DIVISION FOR ALCIVIA TO CORRECT A CSM ON PIERCE RD IN SECTION 26 OF THE TOWN OF ALBION: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for Alcivia to correct a CSM on Pierce Rd in Section 26 of the Town of Albion passed on a 6/0 roll call vote.

Being no other business before the Commission, a Ron Webb/Julie Hagemann motion to adjourn passed, all voted in favor.

Ramona Flanigan/wjl
City Administrator